

D.S. Public Meeting
March 5, 2013

Comments, Opinions, Questions and Recommendations made by the Public

- 1) A representative from Local 26 Union discussed the need for a union at the hotel
- 2) A representative from "Unite Here" discussed what it is like working in a hotel- "Supports Unions"
- 3) A member of the public asked the following 3 questions:
 - What will happen to the Farmer's Market?
 - What will the façade of the hotel look like?-(comment made- Please no blank walls, the façade should interact with the sidewalk)
 - Will the height limit be restricted to the current zoning?
- 4) A member of the public (owner of a B&B on Morrison Ave) commented:
 - Hotel will affect his business
 - The impact to traffic in the area will add to the current congestion
 - Will it bring in prostitution?
 - Remember that the chosen "Partner" may be temporary and eventually sold
- 5) A member of the public stated that Davis Square is unique and asked "Is another commercial development appropriate for the City? If so, what will it provide or add?"
- 6) A member of the public commented that they were not opposed but this could be a "real disaster in the making"
- 7) A representative from "Unite Here" stated that Labor needs to be treated fairly
- 8) An abutter/resident commented that their home;
 - Will be facing the hotel
 - It will be all black with no sunlight
 - Congestion in the area
 - The area is feeling "unlivable"
- 9) A member of the public recommended that the City be careful regarding the site and consider the following:
 - What happens if an environmental issue is discovered- DEP study, costs back to the City, etc.
 - Make sure a qualified "Design Team" is in place
 - Make sure that a superb "Legal Team" is in place
- 10) A member of the public recommended to have the architect/developers build an aesthetically/attractive pleasing building
- 11) A member of the public commented to make sure that the developers have the financial strength/capability to deliver what's promised. Cautioned and reminded everyone of the "Filene's whole in the ground"

- 12) A member of the public stated that there should be a "Community Benefits Agreement"
- 13) A member of the public opined that due to the subway and the repopulation of liquor licenses that there will be a "Huge impact to the City" and to "Make sure that the best possible people are hired to represent the City"
- 14) A member of the public stated and asked:
 - Mitigation Plans for abutters
 - Location is not a good idea
- 15) A member of the public opined on the following:
 - Design and architectural design have to be carefully considered
 - There should be no restaurant in the hotel and gave the reasons why
 - The hotel should make sure that it is "open to the neighborhood" and ensure that people that frequent the hotel stay in Somerville rather than "shuttled off the Cambridge of Boston"
- 16) A member of the public stated that the "price for the land is a steal" discussed assessment vs. appraisal.
- 17) A member of the public referred everyone to the website www.herberthotel.net for updated news, comments, etc. Asked about the following:
 - long term plan
 - how are families being served
 - don't give away the site before our other needs are met
- 18) A member of the public asked about a "Community Benefits Agreement"
- 19) A member of the public commented about the Farmers Market and the utilization of the parking lot on a Sunday and the fact that it is fully occupied
- 20) A member of the public commented and acknowledged that City has ensured transparency in all endeavors and that it must continue during this process. Asked if the Responses to the RFP's are available to the public in an electronic format?

Additional questions, comments and concerns:

- Financial impact to City due to loss of revenues of the parking lot
- A question was asked if one of the abutters responded to the RFP
- Has the City considered leasing the land vs. selling?
- Will Union labor/various trades be utilized by the developers?
- Comments about the possibility of other sites being used for the hotel

- Have the developers live up to what they commit/promise(ex: Union Labor, Local Hiring, Community, Workers rights in the hotel